



\$750,000

Richard 161 acres Grain Farmland



Howard Nodwell

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Property Details

Service Type:	Listing	Rural Municipality:	RM 436 Douglas
Closest Town:	Richard	Location:	Saskatchewan
MLS Number:	SK045996	Title Acres (ISC):	161.4
Cultivated Acres:	140	Soil Final Rating:	82.2
Price:	\$750,000	\$/Titled Acres:	\$4,646.84
Avg AV/Qtr:	\$432,700	Farmland:	\$750,000
P/AV Multiple:	1.73		
Enterprise:	Grain		

Description

Richard 161 Acres Grain Farmland

Here is an opportunity to add a productive grain land quarter to your farming operation. Located in the RM of Douglas No. 436, approximately 26 km north/northwest of Richard, this property consists of 161.35 titled acres. SAMA information indicates approximately 140 cultivated acres, with Krydor silty clay loam soil and a strong weighted average soil final rating of 82.2, and carries an SCIC soil class rating of D. The topography is gentle slopes and stones are rated as none to few.

Directions: From Richard, travel approximately 13.5 km north on Highway 376, then 5 km west, 6.4 km north and 1 km west. Property is located on the north side of the road.

Farmland & Price Summary

1 parcel

161.35 title acres (ISC)

SAMA Information

160 total acres

140 cultivated acres

0 arable hay/grass acres

0 native pasture acres

20 wetland/bush acres



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\$432,700	total 2025 assessed value (AV)
\$432,700	average assessment per 160 acres
82.2	soil final rating (weighted average)
\$4,648 per title acre (ISC)	
\$5,357 per cultivated acre (SAMA)	
1.73	times the 2025 assessed value (P/AV multiple)
\$750,000	Total Price



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
436	SW	14	45	13	3	0	161.4		160	140			20	\$432,700	Krydor	Silty Clay Loam	82.2	D	22	\$1,195.00
Totals							161.4	0	160	140	0	0	20	\$432,700	Weighted Average Final Rating 82.2					\$1,195.00

Average per 160 acres \$432,700

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

Sask Grains Risk Zones <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

Property Report

Print Date: 30-Jul-2026

Municipality Name: RM OF DOUGLAS (RM)			Assessment ID Number : 436-000914400		PID: 201591229		
	Civic Address:			Title Acres:	160.00	Reviewed:	01-Jun-1984
	Legal Location: Qtr SW Sec 14 Tp 45 Rg 13 W 3 Sup			School Division:	202	Change Reason:	
	Supplementary:			Neighbourhood:	436-100	Year / Frozen ID:	2026/-32560
				Overall PUSE:	2000	Predom Code:	
				Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
140.00	K - [CULTIVATED]	Soil association 1	KR - [KRYDOR]	Topography	T2 - Gentle Slopes	\$/ACRE	3,089.34
		Soil texture 1	SICL - [SILTY CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	82.16
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil association 2	KR - [KRYDOR]				
		Soil texture 3	SICL - [SILTY CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
20	WASTE SLOUGH BUSH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$432,700		1	Other Agricultural	55%	\$237,985				Taxable
Total of Assessed Values:	\$432,700				Total of Taxable/Exempt Values:	\$237,985				



